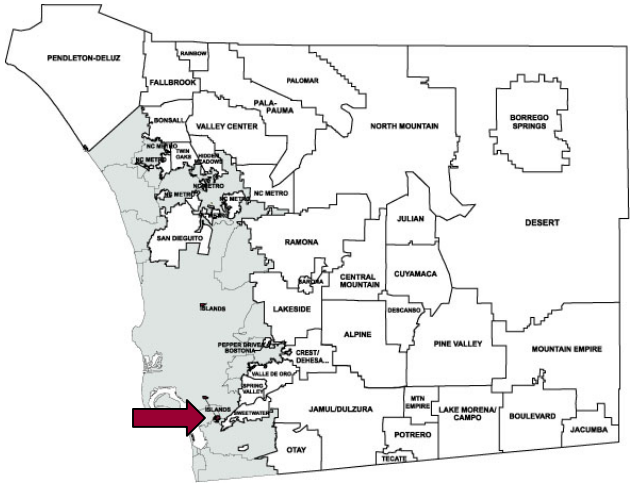
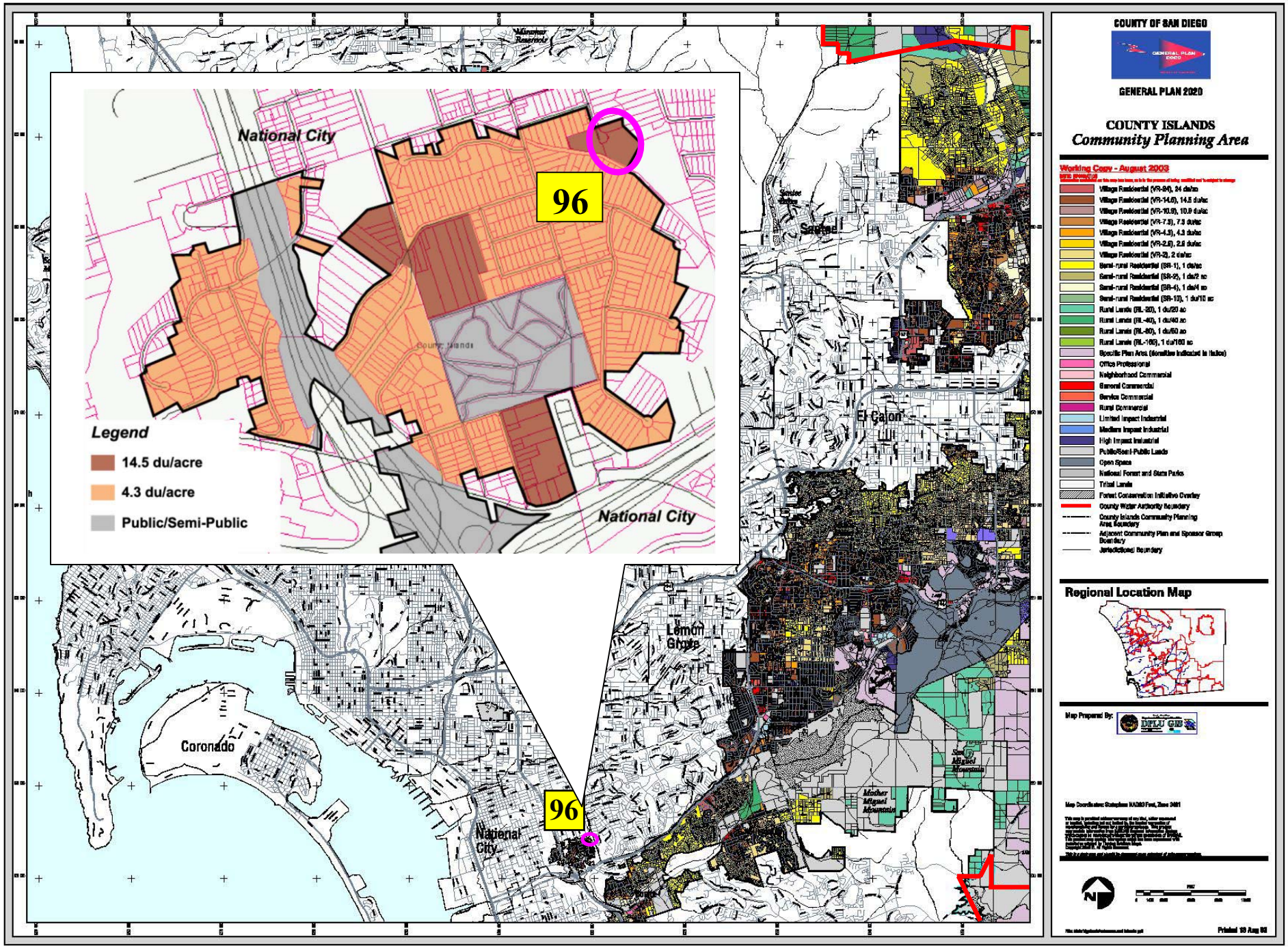
COUNTY ISLANDS



County Islands had one property referred for further staff evaluation. Upon completion of additional review, staff has determined that the referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.

The referral is located in the Lincoln Acres plan area and is adjacent to National City. This area was designated as Village Core because it is within proximity to existing and planned infrastructure and services, is physically suitable for development, has vehicular access, is generally surrounded by ¼ acre lots, and has no potential environmental impacts. The compromised solution of 14.5 dwelling units per acre is consistent with other density increases in the community and more in keeping with the community's desire to retain the existing General Plan.



COUNTY OF SAN DIEGO
GENERAL PLAN 2020
COUNTY ISLANDS
Community Planning Area
Working Copy - August 2003
Village Residential (VR-24), 24 du/ac
Village Residential (VR-14.5), 14.5 du/ac
Village Residential (VR-10.9), 10.9 du/ac
Village Residential (VR-7.3), 7.3 du/ac
Village Residential (VR-4.3), 4.3 du/ac
Village Residential (VR-2.9), 2.9 du/ac
Village Residential (VR-2), 2 du/ac
Semi-rural Residential (SR-1), 1 du/ac
Semi-rural Residential (SR-2), 1 du/2 ac
Semi-rural Residential (SR-4), 1 du/4 ac
Semi-rural Residential (SR-10), 1 du/10 ac
Rural Lands (RL-20), 1 du/20 ac
Rural Lands (RL-40), 1 du/40 ac
Rural Lands (RL-80), 1 du/80 ac
Rural Lands (RL-160), 1 du/160 ac
Specific Plan Area (densities indicated in italics)
Office Professional
Neighborhood Commercial
General Commercial
Service Commercial
Rural Commercial
Limited Impact Industrial
Medium Impact Industrial
High Impact Industrial
Public/Semi-Public Lands
Open Space
National Forest and State Parks
Tribal Lands
Forest Conservation Initiative Overlay
County Water Authority Boundary
County Islands Community Planning Area Boundary
Adjacent Community Plan and Sponsor Group Boundary
Jurisdictional Boundary
Regional Location Map
Map Prepared By:
National City
96
Legend
14.5 du/acre
4.3 du/acre
Public/Semi-Public
Santee
El Cajon
Lemon Grove
Coronado
National City
96
Mother Miguel Mountain

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
96	*Greg and John Spounias* Inside CWA boundary. Located in the Lincoln Acres plan area, adjacent to National City. • Approximately 2 acres • Existing General Plan: 4.3 du/acre	*GP2020 Working Copy*: Village: 4.3 du/acre *Referral Request*: Village Core: 24 du/acre *CPG/CSG*: No CPG/CSG *Planning Commission*: Staff Recommendation	*County Staff*: **COMPROMISE** Village Core: 14.5 du/acre	• *Develop a legally defensible general plan* – recognizes established context of a generally built-out area • *Reduce public costs* – located inside the CWA boundary, bounded by city jurisdictions, with existing infrastructure • *Improve housing affordability* – recognizes opportunity for multi-family housing; density increase allows for a compatible building type with single-family homes • *Assign densities based on characteristics of the land* · No environmental constraints · Physically suitable · Vehicular access • *Locate growth near infrastructure, services and jobs* – adjacent to National City and in proximity to major roads

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